



May, 2018

Heritage Ottawa to Planning Committee

File: ASC2018-PIE-PS-0056

Zoning by-law Amendment and Official Plan Amendment – Part of 930 Carling Ave. and 520 Preston St.

Heritage Ottawa sincerely appreciates the time and attention that Mr Sean Moore, Planner, has dedicated to this file, and his responsiveness to questions and comments.

Zoning.

Heritage Ottawa does not oppose the proposed re-zoning to Institutional; indeed, this new zoning provides greater clarity of purpose for the future use of the site. We have reservations, however, that the upgrading of the institutional category still leaves the door open for other uses, such as “community centre, day care, group home, library, museum, park, place of assembly, place of worship, post secondary educational institution, residential care facility, retail food store, school, training centre, and "if on the same lot as and ancillary to a hospital, a dwelling unit, office, residential use building, and rooming units" **May we trust that most of these won't happen, and if they do, that they will be clearly minor/ancillary to the major hospital use?**

Boundaries

Heritage Ottawa requests that improved mapping be used in the imagery attached to this process. Schedule B is generalized in such a way that it is not helpful in understanding the specifics of this area. It conveys the impression that all the lands within the green dotted line belong to the Central Experimental Farm whereas in fact some of these lands bordering Dow's Lake pertain to the Rideau Canal World Heritage Site. Moreover, Figures 2 and 3 in the Proposed OP Amendment are also wrong in the same way. Such an important undertaking as this deserves accurate documentation. **Mr. Moore assures us that this problem will be addressed.**

Heritage Ottawa underlines that the designated place of the Central Experimental Farm National Historic Site of Canada will remain in place and the determination of the designated place is the prerogative of the Minister for Environment and Climate Change, upon the advice of the Historic Sites and Monuments Board of Canada.

Height

It is likely that the height of a storey for a hospital (taking into account enhanced HVAC, equipment needs, etc) is probably more than the residential standard of 3 meters, and so proposed heights for this site's development might more helpfully be expressed in meters, not storeys.

A blanket proposal of twenty storeys applied to the whole of this site is excessive. The *equivalent* of 15 storeys (that is, at 3 meters per storey) on the eastern half (below the slope of land) should be the maximum. Furthermore, on the height of land on the western half, no building should be higher than the former Sir John Carling Building tower. AAFC scientists should be engaged to comment on height and design with respect to shadow, wind, and other potential impacts to the scientific capacities of the Farm.

Cultural Heritage Impact Statement

The text appropriately cites the requirements for a CHIS to identify impacts and suggest remediation to the Central Experimental Farm National Historic Site and nearby heritage structures. The text is silent on any assessment of the potential impacts to the Rideau Canal World Heritage Site. In its assessment of the Rideau Canal as a UNESCO World Heritage Site, ICOMOS (the International Council on Monuments and Sites) cited specifically the importance of protecting heritage landscapes along the Canal. A commitment to assessing impacts to the Canal is important, even though the development is beyond the 30-meter exclusion zone. Viewplane impacts will be important to consider. The Provincial Policy Statement on assessing impact to adjacent heritage properties surely applies in this instance. The assessment and mitigation of impact to the Rideau Canal World Heritage Site should be noted in New 'Hospital Area' designation (4.1.8) policy, item 3 f.

Heritage Ottawa and Friends of the Rideau support the finer-grained comments offered by planner Barbara McMullen in a separate communication.

Leslie Maitland
Vice-Chair
Heritage Ottawa

Hunter McGill
Chairman
Friends of the Rideau

Cc:
Barbara McMullen bjmcmullen@sympatico.ca
Susan Millar, Parks Canada Susan.Millar@pc.gc.ca
Judy Dodds, Friends of the Farm info@friendsofthefarm.ca
Sean Moore, Planner, City of Ottawa sean.moore@ottawa.ca